



AGENDA

HOLLISTER PLANNING COMMISSION

***ANYONE WISHING TO ADDRESS THE PLANNING
COMMISSION PLEASE STEP FORWARD AND STATE YOUR
NAME AND ADDRESS TO THE SECRETARY***

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

DATE: THURSDAY, AUGUST 22, 2013 TIME: 6:00 P.M. CITY HALL 375 FIFTH ST.

CALL TO ORDER

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners: Chris Alvarez, David Huboi, Gabriel Torres, Carol Lenoir,
and Greg Harvey

APPROVAL OF MINUTES: July 25, 2013

COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda.

PUBLIC HEARINGS:

1. **Conditional Use Permit 2013-3** – Julia Vancil and Elliot Vancil-Ventura – 827 Industrial Drive, APN # 056-270-015 – requesting approval of a Conditional Use Permit to allow a commercial personal training facility (Crossfit) with small retail sales accessory to use in a 4,750 square foot suite within an existing 15,000 square foot industrial building within the M-1 Light Industrial Zoning District of the City of Hollister. CEQA: Categorical Exemption
2. **Continuation of Site & Architectural Review 2013-5 and Variance 2013-1**– Jessie Brar – 710 San Benito Street (APN # 054-010-022 and 054-010-023 – requesting approval of a variance for removal of requirements for common open space and reduction of private open requirements with

site and architectural application for the renovation of a second story existing building currently used as office space into six studio apartment units on two lots totaling 0.26 acres (11,340 square feet). within the Downtown Mixed Use (DMU) of the City of Hollister. CEQA: Categorical Exemption

- 3. Request to Initiate General Plan Amendment 2013-1 and Rezone 2013-1** – Darin Del Curto – The applicant is requesting **the initiation of General Plan Amendment 2013-1** to re-designate multiple parcels from North Gateway designation (Commercial) to Low Density Residential (1 – 8 dwelling units per acre). **Rezone 2013-1** would initiate the process to rezone the same parcels from NG North Gateway District to LDR, Low Density Residential located east of San Felipe Rd. along Kirkpatrick Drive. (APN # 051-100-034, 035, 051-100-036)

NEW BUSINESS:

DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, September 26, 2013 at 6:00 p.m.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 375 Fifth Street, Hollister and the Development Services Department, 339 Fifth Street, Monday through Friday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m.)

Such documents are also available on the City of Hollister website at www.hollister.ca.gov subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

NOTICE

Appeal Notice: Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.24.140.